



J&B BUILDING COMPANY
 8933 E Union Ave #216, Greenwood Village, CO 80111
 (303) 741-6343
 www.jandbbuilding.com

ROCK CREEK VILLAGE LOCATION



Rock Creek Village
 1611 - 1631 Coalton Road, Superior, CO 80027
FOR LEASE: Retail
 LEASE RATE \$18.00 /SF NNN
 AVAILABLE: 1,685 SF AVAILABLE

ROCK CREEK VILLAGE



PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,685 SF
- Est. NNN's (2024): \$12.07 /SF
- Ample Parking
- Join Safeway, PJ's Day Diner, Asian Cuisine, Great Clips, Boss Lady Pizza, Pat's Tap, and many others at this busy retail center!

Peter Kapuranis
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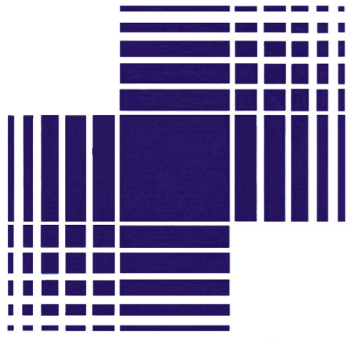
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FOR MORE INFORMATION
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ROCK CREEK VILLAGE SITE PLAN



COALTON ROAD

PRICING

Unit 1617 1,685 SF \$18.00/SF NNN Total \$4,222.33 / month (W/NNN)



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	12,5553	29,761	102,597
HOUSEHOLDS	5,023	12,309	40,631
INCOME	\$133,840	\$122,019	\$113,416
BUSINESSES	406	1,999	4,724
EMPLOYEES	9,002	37,031	65,638
TRAFFIC COUNT	6,050 VPD Coalton Rd. and Rock Creek Pky		



ZONING INFORMATION

The property is located in a planned development zoning district.

Please call the Town of Superior for more information regarding acceptable uses.



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